

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Flathead County, Montana, hereby gives notice pursuant to Section 76-2-205(1), M.C.A., that it will hold a public hearing to consider a request by Lisa and Edward Wolfe, Jr. to change the zoning designation on five subject parcels in the Highway 93 North Zoning District from AG-40 (Agricultural) to SAG-5 (Suburban Agricultural).

The boundaries of the area proposed to be amended from AG-40 to SAG-5 are described as:

Tract 1 of Certificate of Survey No. 7603, (aka Assessor's Tracts 4AC, 4AE and 6B) located and being in the Northwest Quarter (NW ¼) of Section 12, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana.

Tract 2 of Certificate of Survey No. 8215, (aka Assessor's Tracts 4A and 6) located and being in the Northwest Quarter (NW ¼) of Section 12, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana

The properties are located at and around 739 Prairie View Road, Whitefish, MT, on approximately 78 acres.

The proposed change would generally change the character of the zoning regulations applicable to the property from those intended to protect and preserve agricultural land for the performance of a wide range of agricultural functions, intended to control the scattered intrusion of uses not compatible with an agricultural environment, including, but not limited to, residential development, to regulations intended to protect and preserve smaller agricultural functions and to provide a buffer between urban and unlimited agricultural uses, encouraging concentration of such uses in areas where potential conflict of uses will be minimized, and to provide areas of estate-type residential development. The AG-40 classification has a minimum lot size of 40 acres; a change to SAG-5 would result in a minimum lot size of 5 acres.

The regulations defining the AG-40 and SAG-5 Zones are contained in the Flathead County Zoning Regulations, on file for public inspection at the Office of the Clerk and Recorder, Courthouse, located at 800 South Main, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website, at: http://flathead.mt.gov/planning_zoning/downloads.php. Documents related to the proposed zone change are also on file for public inspection at the Office of the Clerk and Recorder and the Flathead County Planning and Zoning Office.

The public hearing will be held on the **15th day of September, 2015, at 9:30 o'clock a.m.**, in the Office of the Board of Commissioners of Flathead County, Third Floor Old Courthouse, 800 South Main, Kalispell, Montana.. At the public hearing, the Board of Commissioners will give the public an opportunity to be heard regarding the proposed change to the Highway 93 North Zoning District.

Written comments are encouraged and will be reviewed by the Commissioners prior to the hearing if received by the Flathead County Commissioners' Office at least three business days prior to the hearing.

DATED this 27th day of July, 2015

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By /s/ Pamela J. Holmquist
Pamela J. Holmquist, Chairman

Publish on September 1 and September 8, 2015